



NOTICE OF PUBLIC HEARING

City of Diamond Bar, 21810 Copley Drive, Diamond Bar, CA 91765 (909) 839-7030

TO: Property Owners within a 700 foot radius of subject site
FROM: City of Diamond Bar, Planning Commission

NOTICE IS HEREBY GIVEN, that the Planning Commission will conduct a public hearing on the following item to determine whether or not the subject requests shall be approved under the provision of State law and the Diamond Bar Municipal Code (DBMC).

DATE AND TIME OF HEARING: **Tuesday, October 11, 2016, 7:00 P.M.** (or as soon thereafter that the matter can be heard)

PLACE OF HEARING: Diamond Bar City Hall – Windmill Community Room
21810 Copley Drive, Diamond Bar, CA 91765

SUBJECT: **Development Review, Conditional Use Permit, Minor Conditional Use Permit and Comprehensive Sign Program No. PL 2016-105 – Proposed Renovation of former Kmart Shopping Center (“Project”)**

REQUEST: Under the authority of DBMC Sections 22.48, 22.58, and 22.36.060, the applicant is requesting approval of the following land use applications:

1. **Development Review** (architectural and site plan design review of the proposed site improvements). The key components of the Development Review application and plans are as listed below:
 - Kmart building renovation
 - Demolish the existing 9,210 square-foot outdoor garden center.
 - Partition the existing 84,245 square-foot building into three inline retail tenant spaces to accommodate a grocery store (approximately 29,365 square feet), an apparel and home fashion retailer (approximately 27,262 square feet) and approximately 27,618 of available retail space.
 - Construct an addition of approximately 12,155 square feet to the north end of the former Kmart building to accommodate a pet store.
 - Construction of a 4,200 square-foot freestanding building to accommodate two fast casual food service tenants. The new building is proposed to located at the front of the property (i.e. toward Diamond Bar Boulevard), between the signalized driveway and the existing McDonald’s restaurant.
 - Renovation of the parking lot, including resurfacing and striping, new lighting, landscaping and accessibility upgrades in compliance with the Americans with Disabilities Act (ADA). In addition to the subject property, the applicant proposes to renovate the parking lot of the neighboring Ace Hardware/AutoZone/Dilliwala restaurant-anchored shopping center
2. **Conditional Use Permit.** The applicant requests Planning Commission approval to establish the following discretionary land uses at the subject property:
 - Drive-thru service for one of the two proposed fast casual food service tenants
 - Establishment of a veterinary clinic within the proposed pet store.
3. **Minor Conditional Use Permit** to authorize the sale of beer and wine for onsite consumption at one of the proposed fast casual food service tenant locations.
4. **Comprehensive Sign Program.** All Diamond Bar shopping centers are required to establish design criteria for all building-mounted and freestanding signs. The applicant has thus submitted a proposed Comprehensive Sign Program as part of the overall project.

The subject property consists of approximately 8.14 acres, on the westerly side of Diamond Bar Boulevard, directly south of Gentle Springs Drive (see the enclosed illustration of the property boundaries). The subject property is zoned C-3 with an underlying General Plan Designation of General Commercial.

PROJECT ADDRESS: 249 S. Diamond Bar Boulevard, Diamond Bar, CA 91765 (APN: 8717-008-019, 020)

PROPERTY OWNER/APPLICANT: Diamond Springs, LLC, 9304 W Sunset Blvd., West Hollywood, CA 90069

ENVIRONMENTAL DETERMINATION: This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301 (Existing Facilities) of the CEQA Guidelines in that the net increase in floor area does not exceed 10,000 square feet. No further environmental review is required.

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San Gabriel Valley Tribune: Friday, September 30, 2016

Inland Valley Daily Bulletin: Friday, September 30, 2016

If you are unable to attend the public hearing, but wish to send written comments, please write to the City of Diamond Bar Community Development Department/Planning Division at the address given below. To preview case materials or for further information on this subject, please contact Community Development Director Greg Gubman at (909) 839-7031.

If you challenge this application and project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CASE MATERIALS are available for review between, the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Friday, at the Community Development Department/Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

